

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2971/23-24</b>	Dated <b>18-Oct-23</b>
Buyer (Bill to) <b>JITESH BHAGVANBHAI KAJAVADRA</b> Residential Flat No. 503, 5th Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East) Mumbai – 400 093 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004439/2303071</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	<b>CGST</b>			450.00
	<b>SGST</b>			450.00
	<b>Total</b>			<b>5,900.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Five Thousand Nine Hundred Only**


HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

Tax Amount (in words) : **Indian Rupee Nine Hundred Only**

**Remarks:**  
 Mr. Jitesh Bhagvanbhai Kajavadra & Mr. Sanjay Bhagvanbhai Kajavadra. - Residential Flat No. 503, 5th Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India  
 Company's PAN : **AADCV4303R**

**Declaration**  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN  
 Date: 2023.10.18 17:18:04 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Client: **Mr. Jitesh Bhagvanbhai Kajavadra & Mr. Sanjay Bhagvanbhai Kajavadra**

Residential Flat No. 503, 5<sup>th</sup> Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd."  
M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093  
State - Maharashtra, Country – India.

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Longitude Latitude: 19°06'59.8"N 72°51'31.5"E

### Valuation Prepared for:

**Private Valuation**



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the Residential Flat No. 503, 5<sup>th</sup> Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India belongs to **Mr. Jitesh Bhagvanbhai Kajavadra & Mr. Sanjay Bhagvanbhai Kajavadra.**

Boundaries of the property.

North : Internal Road & Grace Chamber  
South : New Indiana CHSL  
East : Amrut Wadi Road  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value at **₹ 2,34,36,000.00 (Rupees Two Crore Thirty Four Lakh Thirty Six Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.23=f822bdc05d295d034e0c79e26b5912ab0c3d33d49132  
3115279c17a1825652, postalCode=400099, st=Maharashtra,  
serialNumber=41c56a36Ab6cc99b2a55a8b7e3c3ab31953d7  
e394e28f2a29a2276228c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.18 17:23:54 +05'30'

Auth. Sign.



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for personal use
2.	a) Date of inspection	:	17.10.2023
	b) Date on which the valuation is made	:	18.10.2023
3.	List of documents produced for perusal:		
	1. Copy of Deed of Transfer dated 21.01.2013 between Mr. Bhupesh Joshi & Ms. Rashi Joshi (The Transferors) & Mr. Jitesh Bhagvanbhai Kajavadra & Mr. Sanjay Bhagvanbhai Kajavadra (The Purchaser's).		
	2. Copy of Full Occupancy Certificate No. CE / 8290 / WS / AK dated 05.07.2007 issued by Municipal Corporation of Greater Mumbai.		
	3. Copy of Commencement Certificate No. CE / 8290 / WS / AK dated 07.12.2004 issued by Municipal Corporation of Greater Mumbai.		
	4. Copy of Electricity Bill Account No. 151871164 dated 30.06.2023 in the name of Mr. Jitesh Bhagvanbhai Kajavadra issued by Adani Electricity.		
4.	Name of the Client	:	<b>Mr. Jitesh Bhagvanbhai Kajavadra &amp; Mr. Sanjay Bhagvanbhai Kajavadra.</b>  <b>Address:</b> Residential Flat No. 503, 5 <sup>th</sup> Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India  <b>Contact Person:</b> Mr. Jitesh Bhagvanbhai Kajavadra (Client) Mobile No.: 97694 97971
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 5 <sup>th</sup> Floor. The composition of flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Flower Bed Area ( <b>i.e., 2 BHK + 2 Toilets</b> ). The property is at 260 Mtr. walking distance from nearest Metro Station Western Express Highway.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 274, 281, 281/1 to 23 & 282
	b) Door No.	:	Residential Flat No. 503
	c) C.T.S. No. / Village	:	C.T.S. No. 274, 281, 281/1 to 23 & 282 Village – Gundavali.
	d) Ward / Taluka	:	Taluka – Andheri

e)	Mandal / District	:	District – Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided and not verified.	
g)	Approved map / plan issuing authority	:	Copy of Full Occupancy Certificate No. CE / 8290 / WS / AK dated 05.07.2007 issued by Municipal Corporation of Greater Mumbai.	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.	Postal address of the property	:	Residential Flat No. 503, 5 <sup>th</sup> Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India	
8.	City / Town	:	Andheri (East), Mumbai Suburban	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Gundavali Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	<b>Boundaries of the property</b>		<b>As per Site</b>	<b>As per documents</b>
	North	:	Internal Road & Grace Chamber	Details not available
	South	:	New Indiana CHSL	Details not available
	East	:	Amrut Wadi Road	Details not available
	West	:	Internal Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A	B
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-



14.	Extent of the site	:	Carpet Area in Sq. Ft. = 694.00 Flower Bed Area in Sq. Ft. = 132.00 Total Carpet Area in Sq. Ft. = 826.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 756.00 (Area as per Deed of Transfer)</b>  Built Up Area in Sq. Ft. = 907.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°06'59.8"N 72°51'31.5"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 756.00 (Area as per Deed of Transfer)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by client
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 274, 281, 281/1 to 23 & 282 Village - Gundavali
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Gundavali Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 503, 5 <sup>th</sup> Floor, C Wing, Building No. 2, "Green Woods Co - op. Hsg. Soc. Ltd." M. V. Road, Andheri Kurla Road, Chakala, Andheri (East), Mumbai – 400 093, State - Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	2007 (As per Occupancy Certificate)
	Number of Floors	:	Stilt + 9 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	6 Flats on 5 <sup>th</sup> Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
3.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Along with 1 Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	5 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 503
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Electricity Bill Account No. 151871164
	Meter Card is in the name of:	:	Mr. Jitesh Bhagvanbhai Kajavadra
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Jitesh Bhagvanbhai Kajavadra &amp; Mr. Sanjay Bhagvanbhai Kajavadra</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 907.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 694.00 Flower Bed Area in Sq. Ft. = 132.00 Total Carpet Area in Sq. Ft. = 826.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 756.00 (Area as per Deed of Transfer)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Occupied by client
15	If rented, what is the monthly rent?	:	₹ 50,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area

3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 28,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet Area
2	What is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 31,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 28,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,46,660.00 per Sq. M. i.e., ₹ 22,915.00 per Sq. Ft.
5	Age of the building	:	14 years
6	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	<b>Remarks:</b>		
	1. <u>As per site inspection, Total Carpet Area 826.00 Sq. Ft. (Including Flowerbed Area) is more than Carpet Area 756.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents.</u>		
	2. <u>The said report is issued to applicant only for personal purpose, The report in Part or full Shall not be used for availing any financial assistance / advances from Bank or NBFC/Court.</u>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Fair market value of the property	756.00 Sq. Ft.	31,000.00	2,34,36,000.00
	<b>Realizable value of the property</b>			2,10,92,400.00
	<b>Distress sale value of the property</b>			1,87,48,800.00
	<b>Insurable value of the property (907.00 Sq. Ft. X ₹ 3,000.00)</b>			27,21,000.00
	<b>Guideline value of the property (907.00 Sq. Ft. X ₹ 22,915.00)</b>			2,07,83,905.00



## **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 28,000.00 to ₹ 32,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 31,000.00 per Sq. Ft. on Carpet area for valuation.

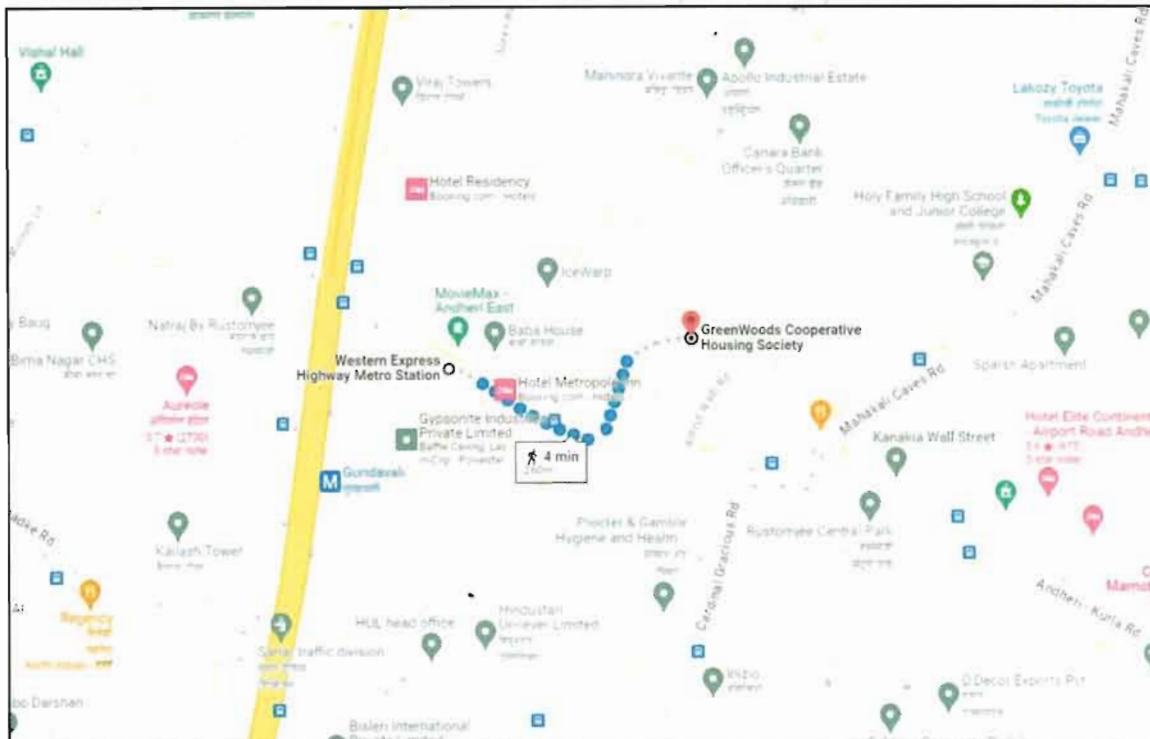
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## Actual site photographs



## Route Map of the property


Site  $\mu$ r



**Latitude Longitude: 19°06'59.8"N 72°51'31.5"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Western Express Highway – 260 Mtr.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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[Feedback](#)

**Year** **Language**

20232024 English

**Annual Statement of Rates**

**Selected District** मुंबई(उपनगर)

**Select Village** गुंदवली ( अंधेरी )

**Search By**  Survey No  Location

**Enter Survey No**

उपविभाग	खुली जमीन	निवासी सदनिका	बॉफिस	दुकाने	बौद्योगिक	एकक (Rs./)	Attribute
40/207A-रस्ता: खालील विभागातील मि. टी. एस. नंबर मधील मिळकती.	124680	246660	283660	308330	246660	चौरस मीटर	मि.टी.एस. नंबर

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## Price Indicator

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Flats for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri East > 2 BHK Flats for Sale in Andheri East > ₹2.80 Cr

Posted on: Sep 07, 23 Property ID: 68968847

**₹2.80 Cr** EMI: ₹1.26L [Get true approved loan](#) [EMI calculator](#)

2 BHK Flat For Sale in Green Woods Chkale, Andheri East, Mumbai

**Contact Owner**  
Karan [✉️](#) [📞](#)

[Get Phone No.](#)

2 Beds 2 Baths 1 Covered Parking Furnished

Carpet Area <b>665 sqft</b> ₹32370/sqft	Developer <b>Hillsboro Realty</b>	Project <b>Green Woods Chkale</b>	Floor <b>2 (Out of 9 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts <b>2</b>

[East Facing Property](#)

[Contact Owner](#) [Get Phone No.](#) [Last contact made 6 days ago](#)

**More Details**

Price Breakup: **₹2.8 Cr | ₹4,500** Monthly



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## Sales Instance

5535514 18/10/2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 7 दस्ता क्रमांक : 5535/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : गुंदवली गुंदवली</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)नोंदवली	21300000		
(3) बाजारभाव(भाडेपट्टायाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20230256.2		
(4) भू.मापन,पोटहिसा व घरकनांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं 604.6 वा मजला,जी विंग,बिल्डींग नं 1 ग्रीनवूडस को ऑप ही सोसायटी लिमिटेड,सर एम व्ही रोड,चकाला अंधेरी इस्ट मुंबई 400093-----सदनिकेचे कारपेट क्षेत्र 759.50 चौ फुट. (महसूल व वनविभाग मंत्रालय सं 32 यांचे आदेश क्र. मुद्रांक. 2021,अ.नी.सं.क्र.12/ प्र.क्र.107/म-1%)(धोरण)दि 31/03/2021अन्वये सदर दस्त्यामध्ये महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये 1% सवलत देण्यात आलेली आहे.)(C.T.S. Number : 274, 281, 281/1 TO 23 AND 282. )		
(5) क्षेत्रफळ	84.70 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात आलेले क्षेत्र			
(7) दस्तऐवज करून देणा.वा.लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव.-विनय अकरानी वय.-55 पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: 1502 पॉटीनीओ ई. लॉडा ब्ले-डीर, ब्लॉक नं.- भायदर वाडा ठाणे रस्ता, प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: 1502 पॉटीनीओ ई. लॉडा कोड -400615 पिन नं.-ABLPA9657K 2). नाव.-विना अकरानी वय.-49 पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: 1502 पॉटीनीओ ई. लॉडा ब्ले-डीर, ब्लॉक नं.- भायदर वाडा ठाणे रस्ता, प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: 1502 पॉटीनीओ ई. लॉडा कोड -400615 पिन नं.-CSMRA0976P		
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-कोवल्या देवी विल्लारिया वय.-64 पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव एफ-131, एम आय जी कॉलोनी, इंदौर मध्यप्रदेश, ब्लॉक नं.-, रोज नं.-, अहमदाबाद प्रदेस, INDORE. पिन कोड-452011 पिन नं.-AATPC9996L 2). नाव.-अनु. इंदौर वय.-44 पत्ता.-प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: ए36/901, इंधी व्हॅली होम निपर टिकुजिनीवाडी, ब्लॉक नं. नानवाडा ठाणे रस्ता, रोज नं.-, महाराष्ट्र, THANE. पिन कोड:-400610 पिन नं.-AFTP998997		
(9) दस्तऐवज करून दिल्याचा दिनांक	30/03/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	31/03/2023		
(11)अनुक्रमीक,खंड व पृष्ठ	5535/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1065000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)टीस			
मुल्यांकनासाठी विद्यारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारलाना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

14482378 18/10/2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 3 दस्ता क्रमांक : 14482/2023 नोंदणी : Regn.63m
<b>गावाचे नाव : गुंदवली गुंदवली</b>			
(1)विलेखाचा प्रकार	सेल सर्टिफिकेट		
(2)नोंदवली	22000000		
(3) बाजारभाव(भाडेपट्टायाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	21026101.255		
(4) भू.मापन,पोटहिसा व घरकनांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन सदनिका नं: 901, माळा नं: 9 वा मजला,डी विंग, इमारतीचे नाव: ग्रीन वूडस को ऑप होसिंग सोसायटी लि, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड : सर मधुरादास वसंतजी रोड, अंधेरी कुर्ला रोड, इतर माहिती: सदनिकेचे क्षेत्र - 84.7 चौ मीटर बांधीव..1 कार पार्किंग स्पेस सहित.....(खोन नं - 40 / 207 अ).(( C.T.S. Number : 274, 281, 281 / 1 - 23, 282. ) )		
(5) क्षेत्रफळ	84.7 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात आलेले क्षेत्र			
(7) दस्तऐवज करून देणा.वा.लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1). नाव.-ओमकारा असेट्स रिकन्स्ट्रक्शन प्रा सि (ओपेनअरपीएल) तर्फे ऑथोरिइज ऑफिसर राजेंद्र देवराई वय:-47 पत्ता:-प्लॉट नं: सी 515, माळा नं:-, इमारतीचे नाव: कनकोया झिलीऑन, ब्लॉक नं. पल बी एस् रोड व सीएस्टी रोड जंक्शन, बिकेसी प्लेक्स, कुर्ला पश्चिम, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400076 पिन नं:-AABCO9884G		
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-अवनी मनोज मुरारका - - वय -41 पत्ता.-प्लॉट नं. सदनिकान क - डी - 902, माळा नं - , इमारतीचे नाव. ग्रीन वूडस कॉन्प्लेक्स, ब्लॉक नं. गुरुनानक पेट्रोल पंप जवळ, चकाला, अंधेरी पूर्व, मुंबई, रोड नं. अंधेरी कुर्ला मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400093 पिन नं -ALOPD4083F 2). नाव.-मनोज मुरारका - - वय -43, पत्ता.-प्लॉट नं: सदनिकान क - डी - 902, माळा नं - , इमारतीचे नाव. ग्रीन वूडस कॉम्प्लेक्स, ब्लॉक नं. गुरुनानक पेट्रोल पंप जवळ, चकाला, अंधेरी पूर्व, मुंबई, रोड नं. अंधेरी कुर्ला मार्ग, महाराष्ट्र, मुंबई. पिन कोड -400093 पिन नं.-AGBPM0158N		
(9) दस्तऐवज करून दिल्याचा दिनांक	01/09/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	01/09/2023		
(11)अनुक्रमीक,खंड व पृष्ठ	14482/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1320000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)टीस			
मुल्यांकनासाठी विद्यारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारलाना निवडलेला अनुषंग :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



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## Sales Instance

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. अंधेरी 7
5535514 18/10/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 5535/2023 मोदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोडदला	21300000	
(3) बाजारभाव(भाडेपट्टेदाराच्या बाबतिलेपट्टेदारा आकारणी देतो की पट्टेदार ते नमुद करावे)	20230256.2	
(4) भू-मापन पोटहिसा व घरकनांक(असल्यास)	1) पालिकेचे नाव Mumbai Ma.na.pa इतर वर्णन : इतर माहिती: सदनिका नं 604.6 वा मजला.जी विंग.बिल्डींग नं 1.श्रीनवदुस को ऑप ही सोसायटी लिमिटेड.सर एम व्ही रोड.चकाला अंधेरी इस्ट मुंबई 400093. सदनिकेचे कारपेट क्षेत्र 759.50 चौ फुट. (महसूल व वनविभाग मंत्रालय.सुं 32 याचे आदेश क्र. मुद्रांक 2021.अ नी सं क्र 12/ प्र क्र 107/न-1% (घोरण)दि 31/03/2021अन्वये सदर दस्ताच्ये महिला खरेदीदार असल्याने मुद्रांक गुल्कामध्ये 1% सबलत देण्यात आलेली आहे.(( C T S Number : 274. 281. 281/1 TO 23 AND 282 : ))	
(5) क्षेत्रफळ	84.70 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात आलेले क्षेत्र.		
(7) दस्तावेज करून देणा.वा विहून देवणा.वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1). नाव -विजय असरानी वय.-55 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव. 1302 प्लॉटीनो.ओ ई. लोडा स्वयंश्रीरा. ब्लॉक नं. भायंदर पाडा ठाणे रोड, रोड नं. जी.जी रोड, महाराष्ट्र, THANE. पिन कोड -400615 पॅन नं.-ABLEA9657K 2). नाव -हीना असरानी वय -49 पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: 1302 प्लॉटीनो.ओ ई. लोडा स्वयंश्रीरा. ब्लॉक नं. भायंदर पाडा ठाणे रोड, रोड नं. जी.जी रोड, महाराष्ट्र, ठाणे. पिन कोड -400615 पॅन नं.-CSMPA0976P	
(8)दस्तावेज करून देणा.वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -अशोक देवी विलसतगिरी वय.-64. पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव एक-131. एम आय जी कॉलनी. इंदोर मध्यप्रदेश. ब्लॉक नं. - रोड नं. - 5आइटी प्रवेश. INDORE. पिन कोड-452011 पॅन नं.-AATPC 9996L 2). नाव -अणू इंदर वय -44. पत्ता.-प्लॉट नं. - माळा नं. - इमारतीचे नाव: ए26/901. हीपी व्हॅली इंडियन विवर टिफुजिनीवाडी. ब्लॉक नं. मानपाडा ठाणे रोड, रोड नं. - महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं.-AFTP3959J	
(9) दस्तावेज करून दिल्याचा दिनांक	30.03/2023	
(10)दस्त मोदणी केल्याचा दिनांक	31.03/2023	
(11)अनुक्रमिक खंड व पृष्ठ	5535/2023	
(12)बाजारभावाप्रमाणे मुद्रांक गुल्क	1065000	
(13)बाजारभावाप्रमाणे मोदणी गुल्क	30000	
(14)टीप		
मुद्रांकनासाठी विचारालेले घेलेला तपशील.:		
मुद्रांक गुल्क आकारलाना निवडलेला अनुषंगीद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

सूची क्र.2		दुय्यम निबंधक : सह दु.नि. अंधेरी 7
804314 18/10/2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 804/2023 मोदणी : Regn:63m
गावाचे नाव : गुंदवली गुंदवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोडदला	22800000	
(3) बाजारभाव(भाडेपट्टेदाराच्या बाबतिलेपट्टेदारा आकारणी देतो की पट्टेदार ते नमुद करावे)	21553397.46	
(4) भू-मापन पोटहिसा व घरकनांक(असल्यास)	1) पालिकेचे नाव Mumbai Ma.na.pa इतर वर्णन :सदनिका नं: 504. माळा नं: 5वा मजला.के विंग.बिल्डिंग नं.3. इमारतीचे नाव: श्रीन वूड्स को-ऑप. ही. सोसा लिमिटेड. रोड : सर एम. वि. रोड.चकाला.अंधेरी(पूर्व).मुंबई-400093. इतर माहिती: सदनिकेचे क्षेत्रफळ 746.26 चौ. फूट कारपेट.(( C T S Number : 274. 281. 281/1 to 23 & 282 : ))	
(5) क्षेत्रफळ	83.22 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात आलेले क्षेत्र.		
(7) दस्तावेज करून देणा.वा विहून देवणा.वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1). नाव -अमित - सिधल वय.-49 पत्ता.-प्लॉट नं. के-504. माळा नं. - इमारतीचे नाव: पीन वूड्स अपार्टमेंट. ब्लॉक नं. वितामणी प्लॉडा समीर. रोड नं. अंधेरी कुर्ला रोड. अंधेरी पूर्व. मुंबई. महाराष्ट्र. MUMBAI पिन कोड:-400093 पॅन नं.-AQKPS4031M 2). नाव -प्रतिमा अमित सिधल वय.-44 पत्ता.-प्लॉट नं. के-504. माळा नं. - इमारतीचे नाव: पीन वूड्स अपार्टमेंट. ब्लॉक नं. वितामणी प्लॉडा समीर. रोड नं. अंधेरी कुर्ला रोड. अंधेरी पूर्व. मुंबई. महाराष्ट्र. मुंबई पिन कोड:-400093 पॅन नं.-CTJPS8153E	
(8)दस्तावेज करून देणा.वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1). नाव -बरीषा - आरदास वय.-40 पत्ता.-प्लॉट नं: 4/71. माळा नं.-. इमारतीचे नाव: पारिजात अपार्टमेंट. ब्लॉक नं. महावीर नगर. रोड नं. दत्त मंदिर रोड. कांदिवली पश्चिम. मुंबई. महाराष्ट्र. मुंबई. पिन कोड -400067 पॅन नं.-AJBPA4994M 2). नाव -मीरिया - गोपाल वय.-37. पत्ता.-प्लॉट नं 4/71. माळा नं. - इमारतीचे नाव: पारिजात अपार्टमेंट. ब्लॉक नं. महावीर नगर. रोड नं. दत्त मंदिर रोड. कांदिवली पश्चिम. मुंबई. महाराष्ट्र. MUMBAI. पिन कोड -400067 पॅन नं.-ASPEG8489C	
(9) दस्तावेज करून दिल्याचा दिनांक	16.01/2023	
(10)दस्त मोदणी केल्याचा दिनांक	16.01/2023	
(11)अनुक्रमिक खंड व पृष्ठ	804/2023	
(12)बाजारभावाप्रमाणे मुद्रांक गुल्क	1368000	
(13)बाजारभावाप्रमाणे मोदणी गुल्क	30000	
(14)टीप		
मुद्रांकनासाठी विचारालेले घेलेला तपशील.:		
मुद्रांक गुल्क आकारलाना निवडलेला अनुषंगीद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 756.00**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### **Property Title**

For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Area**

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 756.00.**

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not



independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 756.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **18<sup>th</sup> October 2023**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9822b6c1ad33dc03e0e139e26865913490f3e55d41133  
115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=81356556ab9c998d2a55a8fca3c8e11f31ba2e  
394a28f529a327d625b6, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.18 17:23:13 +05'30'

**Auth. Sign.**

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